

101.0

0005

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

666,000 /

666,000

USE VALUE:

666,000 /

666,000

ASSESSED:

666,000 /

666,000

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 366 |        | RIDGE ST, ARLINGTON   |

| OWNERSHIP                        | Unit #: |
|----------------------------------|---------|
| Owner 1: VEADER MARK O & EMILY H |         |
| Owner 2:                         |         |
| Owner 3:                         |         |
| Street 1: 366 RIDGE ST           |         |
| Street 2:                        |         |
| Twn/City: ARLINGTON              |         |
| St/Prov: MA                      | Cntry:  |
| Postal: 02474                    | Type:   |

**PREVIOUS OWNER**

|                              |
|------------------------------|
| Owner 1: BYRNE CHARLOTTE A - |
| Owner 2: -                   |
| Street 1: 366 RIDGE ST       |
| Twn/City: ARLINGTON          |
| St/Prov: MA                  |
| Postal: 02474                |

**NARRATIVE DESCRIPTION**

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1962, having primarily Wood Shingle Exterior and 1985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 3    | Below Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6480        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.95 | 4     |            |           |        |   |        |   |        |   | 430,081         |           |   |           |        |      | 430,100   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 101          | 6480.000        | 235,900        |                                | 430,100    | 666,000        |                   | 65388     |
| Total Card   | 0.149           | 235,900        |                                | 430,100    | 666,000        | Entered Lot Size  | GIS Ref   |
| Total Parcel | 0.149           | 235,900        |                                | 430,100    | 666,000        | Total Land:       | GIS Ref   |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 335.52     | /Parcel: 335.5 | Land Unit Type:   | Insp Date |
|              |                 |                |                                |            |                |                   | 02/17/09  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       | Parcel ID         |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-------------------|
| 2020   | 101 | FV  | 235,900    | 0         | 6,480.    | 430,100    | 666,000     | 666,000       | Year End Roll | 12/18/2019 | 101.0-0005-0027.0 |
| 2019   | 101 | FV  | 243,300    | 0         | 6,480.    | 430,100    | 673,400     | 673,400       | Year End Roll | 1/3/2019   |                   |
| 2018   | 101 | FV  | 243,300    | 0         | 6,480.    | 368,600    | 611,900     | 611,900       | Year End Roll | 12/20/2017 |                   |
| 2017   | 101 | FV  | 243,300    | 0         | 6,480.    | 344,100    | 587,400     | 587,400       | Year End Roll | 1/3/2017   |                   |
| 2016   | 101 | FV  | 243,300    | 0         | 6,480.    | 294,900    | 538,200     | 538,200       | Year End      | 1/4/2016   |                   |
| 2015   | 101 | FV  | 203,900    | 0         | 6,480.    | 264,200    | 468,100     | 468,100       | Year End Roll | 12/11/2014 |                   |
| 2014   | 101 | FV  | 189,500    | 0         | 6,480.    | 244,500    | 434,000     | 434,000       | Year End Roll | 12/16/2013 |                   |
| 2013   | 101 | FV  | 189,500    | 0         | 6,480.    | 233,200    | 422,700     | 422,700       |               | 12/13/2012 |                   |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|
| BYRNE CHARLOTTE | 1396-105  |      | 2/22/2011 |           | 430,000    | No | No  |       |       | 8115!     |
| BYRNE ROBERT H- | 1285-148  |      | 6/10/2004 | Family    | 100        | No | No  |       |       |           |
|                 | 856-186   |      | 12/2/1974 |           | 49,000     | No | No  | N     |       |           |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 7/14/2017 | 891    | Wood Dec | 21,000 | C   |            |          |            |         |
| 2/18/2014 | 125    | Redo Bat | 9,930  | C   |            |          |            |         |
| 9/7/2011  | 1096   | Re-Roof  | 5,500  |     |            |          |            |         |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 6/9/2014   | External Ins | PC  | PHIL C      |
| 3/10/2014  | Info Fm Prmt | EMK | Ellen K     |
| 6/27/2012  | External Ins | BR  | B Rossignol |
| 2/17/2009  | Meas/Inspect | 163 | PATRIOT     |
| 11/22/1999 | Inspected    | 267 | PATRIOT     |
| 11/9/1999  | Mailer Sent  |     |             |
| 10/25/1999 | Measured     | 256 | PATRIOT     |
| 8/29/1991  |              | KT  |             |

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



|                                    |                   |                 |     |                           |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
|------------------------------------|-------------------|-----------------|-----|---------------------------|-------------------|-------------------------|-----|-------------------------|------------|---------|------|----------------------|------|--------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                   |                 |     | <b>BATH FEATURES</b>      |                   |                         |     | <b>COMMENTS</b>         |            |         |      | <b>SKETCH</b>        |      |        |            |            |              |
| Type: 21 - Split Level             |                   |                 |     | Full Bath: 1              | Rating: Very Good |                         |     | SCUTTLE HOLE.           |            |         |      |                      |      |        |            |            |              |
| Sty Ht: 1 - 1 Story                |                   |                 |     | A Bath:                   | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| (Liv) Units: 1                     | Total: 1          |                 |     | 3/4 Bath:                 | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Foundation: 1 - Concrete           |                   |                 |     | A 3QBth:                  | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Frame: 1 - Wood                    |                   |                 |     | 1/2 Bath: 1               | Rating: Average   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Prime Wall: 1 - Wood Shingle       |                   |                 |     | A HBth:                   | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Sec Wall: 8 - Brick Veneer         | 15%               |                 |     | OthrFix:                  | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Roof Struct: 1 - Gable             |                   |                 |     | <b>OTHER FEATURES</b>     |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Roof Cover: 1 - Asphalt Shgl       |                   |                 |     | Kits: 1                   | Rating: Good      |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Color: WHITE                       |                   |                 |     | A Kits:                   | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| View / Desir:                      |                   |                 |     | Fpl: 2                    | Rating: Average   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| <b>GENERAL INFORMATION</b>         |                   |                 |     | WSFlue:                   | Rating:           |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Grade: C - Average                 |                   |                 |     | <b>CONDOS INFORMATION</b> |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Year Blt: 1962                     | Eff Yr Blt:       |                 |     | Location:                 |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Alt LUC:                           |                   | Alt %:          |     | Total Units:              |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Jurisdct: G15                      |                   | Fact: .         |     | Floor:                    |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Const Mod:                         |                   |                 |     | % Own:                    |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Lump Sum Adj:                      |                   |                 |     | Name:                     |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                   |                 |     | <b>DEPRECIATION</b>       |                   |                         |     | <b>REMODELING</b>       |            |         |      | <b>RES BREAKDOWN</b> |      |        |            |            |              |
| Avg Ht/FL: STD                     |                   |                 |     | Phys Cond: AG - Avg-Good  | 26.               | %                       |     | Exterior:               |            | No Unit | RMS  | BRS                  | FL   |        |            |            |              |
| Prim Int Wall: 2 - Plaster         |                   |                 |     | Functional:               |                   | %                       |     | Interior:               |            | 1       | 8    | 3                    |      |        |            |            |              |
| Sec Int Wall:                      |                   | %               |     | Economic:                 |                   | %                       |     | Additions:              |            |         |      |                      |      |        |            |            |              |
| Partition: L - Typical             |                   |                 |     | Special:                  |                   | %                       |     | Kitchen: 2008           |            |         |      |                      |      |        |            |            |              |
| Prim Floors: 4 - Carpet            |                   |                 |     | Override:                 |                   | %                       |     | Baths:                  |            |         |      |                      |      |        |            |            |              |
| Sec Floors: 3 - Hardwood           | 40%               |                 |     | Total:                    | 26.4              | %                       |     | Plumbing:               |            |         |      |                      |      |        |            |            |              |
| Bsmnt Flr: 5 - Lino/Vinyl          |                   |                 |     | <b>CALC SUMMARY</b>       |                   |                         |     | Electric:               |            |         |      |                      |      |        |            |            |              |
| Subfloor:                          |                   |                 |     | Basic \$ / SQ: 95.00      |                   |                         |     | Heating:                |            |         |      |                      |      |        |            |            |              |
| Bsmnt Gar: 1                       |                   |                 |     | Size Adj.: 1.35000002     |                   |                         |     | General:                |            |         |      |                      |      |        |            |            |              |
| Electric: 3 - Typical              |                   |                 |     | Const Adj.: 0.93893033    |                   |                         |     | <b>COMPARABLE SALES</b> |            |         |      | <b>SUB AREA</b>      |      |        |            |            |              |
| Insulation: 2 - Typical            |                   |                 |     | Adj \$ / SQ: 120.418      |                   |                         |     | Rate                    | Parcel ID  | Typ     | Date | Sale Price           |      |        |            |            |              |
| Int vs Ext: S                      |                   |                 |     | Other Features: 93500     |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Heat Fuel: 2 - Gas                 |                   |                 |     | Grade Factor: 1.00        |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Heat Type: 3 - Forced H/W          |                   |                 |     | NBHD Inf: 1.00000000      |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| # Heat Sys: 1                      |                   |                 |     | NBHD Mod:                 |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| % Heated: 100                      |                   | % AC:           |     | LUC Factor: 1.00          |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Solar HW: NO                       |                   | Central Vac: NO |     | Adj Total: 320530         |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| % Com Wall                         |                   | % Sprinkled:    |     | Depreciation: 84620       |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
|                                    |                   |                 |     | Deprecated Total: 235910  |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| <b>MOBILE HOME</b>                 |                   |                 |     | WtAv\$/SQ:                |                   | AvRate:                 |     | Ind.Val:                |            |         |      |                      |      |        |            |            |              |
| Make:                              |                   | Model:          |     |                           |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                   |                 |     |                           |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| <b>PARCEL ID</b> 101.0-0005-0027.0 |                   |                 |     |                           |                   |                         |     |                         |            |         |      |                      |      |        |            |            |              |
| Code                               | Description       | A               | Y/S | Qty                       | Size/Dim          | Qual                    | Con | Year                    | Unit Price | D/S     | Dep  | LUC                  | Fact | NB Fa  | Appr Value | JCod JFact | Juris. Value |
| More: N                            | Total Yard Items: |                 |     |                           |                   | Total Special Features: |     |                         |            |         |      |                      |      | Total: |            |            |              |


